

Town of



AMHERST *Massachusetts*

COMMUNITY PRESERVATION ACT COMMITTEE

COMMUNITY PRESERVATION ACT COMMITTEE (CPAC) SPECIAL TOWN MEETING NOVEMBER 2010 ADDITIONAL RECOMMENDATIONS FOR FISCAL YEAR 2011

We are recommending a total of \$70,000 in expenditures of CPA funds. The CPAC's votes on specific projects are shown in parentheses.

Article 7 Community Preservation Act Committee

7A - Open Space Stosz Property Purchase \$45,000 voted (6-0-0)

See attached project description and maps.

7B - Open Space Reserve \$15,000 voted (6-0-0)

We have not yet met the requirement of appropriating 10% of funds for Open Space since the money voted for recreation purposes – the purchase of the Hawthorne property – does not count toward the Open Space 10%. At Annual Town Meeting we voted \$15,000 for Surveys and Appraisals and \$18,000 for the Scwacz property. We need to vote \$15,000 more and put this amount in a reserve designated for Open Space for future appropriation by Town Meeting. If part A of this article passes however, this is no longer necessary and can be dismissed as the 10% requirement will have been met.

7C - Affordable Housing \$25,000 voted (5-0-2)

After 2013 approximately 42 affordable units of 204 at Rolling Green Apartments will no longer be available for rental to low and moderate income households. This is due to the fact that the terms of an agreement (a refinancing agreement) between the owners of Rolling Green Apartments and the state will expire. The requested CPA funds will be used to hire a consultant to provide the town with advice and guidance on its options regarding the maintenance of these affordable units including possible negotiations for a new agreement.

Respectfully submitted:

Peter Jessop (Chair)	Housing Authority	549-1440
Vincent O'Connor (V Chair)	at Large	549-0810
Mary Streeter (Clerk)	at Large	253-2441
Ellen Kosmer	at Large	253-7690
Stanley Ziomek	LSSE	549-1717
Sandra Anderson	Planning Board	695-8969
Gai Carpenter	Historical Commission	559-5427
John Gerber	Conservation Commission	549-6949
Michael Jacques	at Large	230-3230

11/25/2010

**LAND Grant Proposal
Cushman Brook Riparian Corridor
Amherst, MA**

PROJECT DESCRIPTION

Summary

The Town of Amherst applied to the Division of Conservation Services FY2011 LAND grant program with a request of \$150,000 to purchase approximately 5.6 acres of forested upland within the Cushman Brook riparian corridor, an area of North Amherst that has one of the last contiguous blocks of forestland in town and contains several important tributaries to the Connecticut River. The current owners of the property, John and Susan Stosz, wish to preserve their land—their family farm—and have been working with Town staff for over a year to help facilitate the project. The property is bounded by Town Conservation land to the north and east, and will increase the land holdings along the brook, furthering a 30-year effort by local land trusts and the towns of Leverett and Amherst to protect this pristine resource. The entire riparian corridor is designated priority habitat for rare and endangered species, and is part of a much larger block of contiguous forested land that stretches from Amherst north into Leverett and Montague, which is a high priority for preservation in the 2009 Open Space and Recreation Plan.

Conservation Context

Efforts to safeguard the natural resources along the Cushman Brook date back more than thirty years and include lands purchased by the town, state, and local land trusts, and awards from over a dozen Self-Help grants. The corridor stretches from Puffer's Pond northeast into Leverett and Shutesbury, and has been one of Amherst's highest priorities for preservation, with support from the Conservation Commission, Town Manager, and various other boards and committees. Puffer's Pond is designated living waters core habitat, while the entire Cushman Brook corridor is priority habitat for rare and endangered species. This area is intended to preserve water resources, wildlife habitat, and maintain opportunities for passive recreation in one of the few large forested areas in town. It will also help limit development in Amherst's most rural areas, a major goal identified in the recently adopted community Master Plan.

Preservation of this property will also increase opportunities for environmental education and awareness with a possible hilltop loop trail that connects to adjacent Town Conservation lands, or a trail running north through the property on an existing logging road with a trailhead on East Leverett Road.

Biodiversity and Resource Protection

The proposed conservation area within the Cushman Brook Corridor would protect a steep hillside that drains into the nearby Cushman Brook, one of the cleanest and most pristine aquatic habitats left in the Town of Amherst. The entire riparian corridor is recognized the Massachusetts Natural Heritage and Endangered Species Program as either Priority and/or Estimated habitat for state-listed species, and the whole project area is recognized as living waters critical supporting watersheds. The brook is a prime fishery with native brook trout, and there is minimal development in the upper part of the watershed. According to the Connecticut River 5-Year Watershed Action Plan 2002-07, Cushman Brook is also at risk. It is one of the "tributaries that has surface water supply development and groundwater aquifers with several public supply wells [that] were identified as possibly experiencing flow modification." (page 31). Protecting this forested hillside, which drains into Cushman Brook, will maintain water quality and supply. The *Historic and Archeological Resources of the Connecticut River Valley* also lists the area as the location of a Native American trail referenced on Map 4 of this publication.

Threat of Development

Although the owners of the property are committed to the preservation of their land, the cost of foresting and farming, and the uncertainty of the present economy, presents them with challenges for the future. Working with a local developer, the property owners recently determined that 3-4 house lots could be located on this site.

Town of Amherst

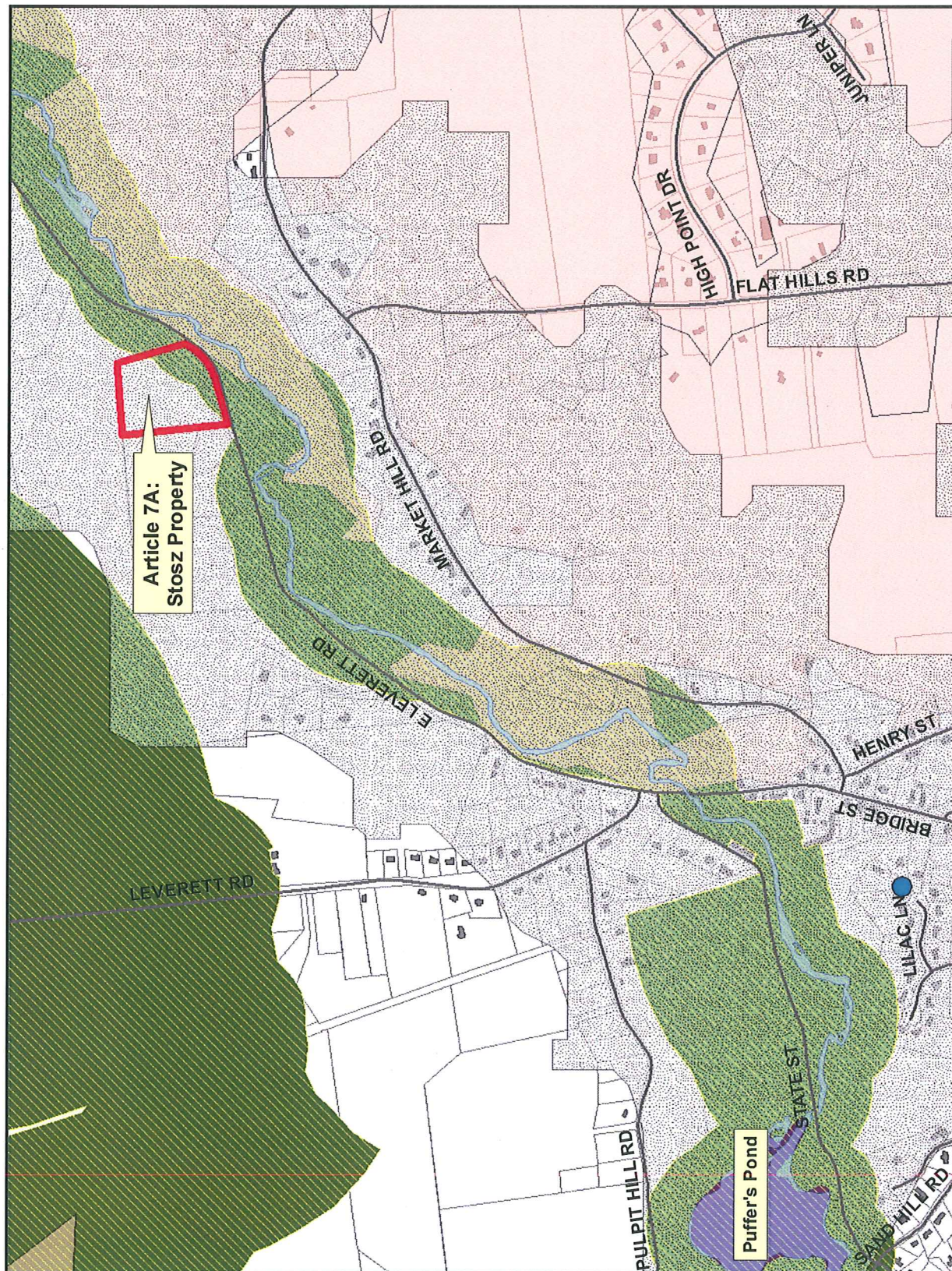


www.amherstma.gov

Natural Landscapes



1 inch = 600 feet



Special Town Meeting
Fall 2010
Article 7A
CPA-Stosz Property

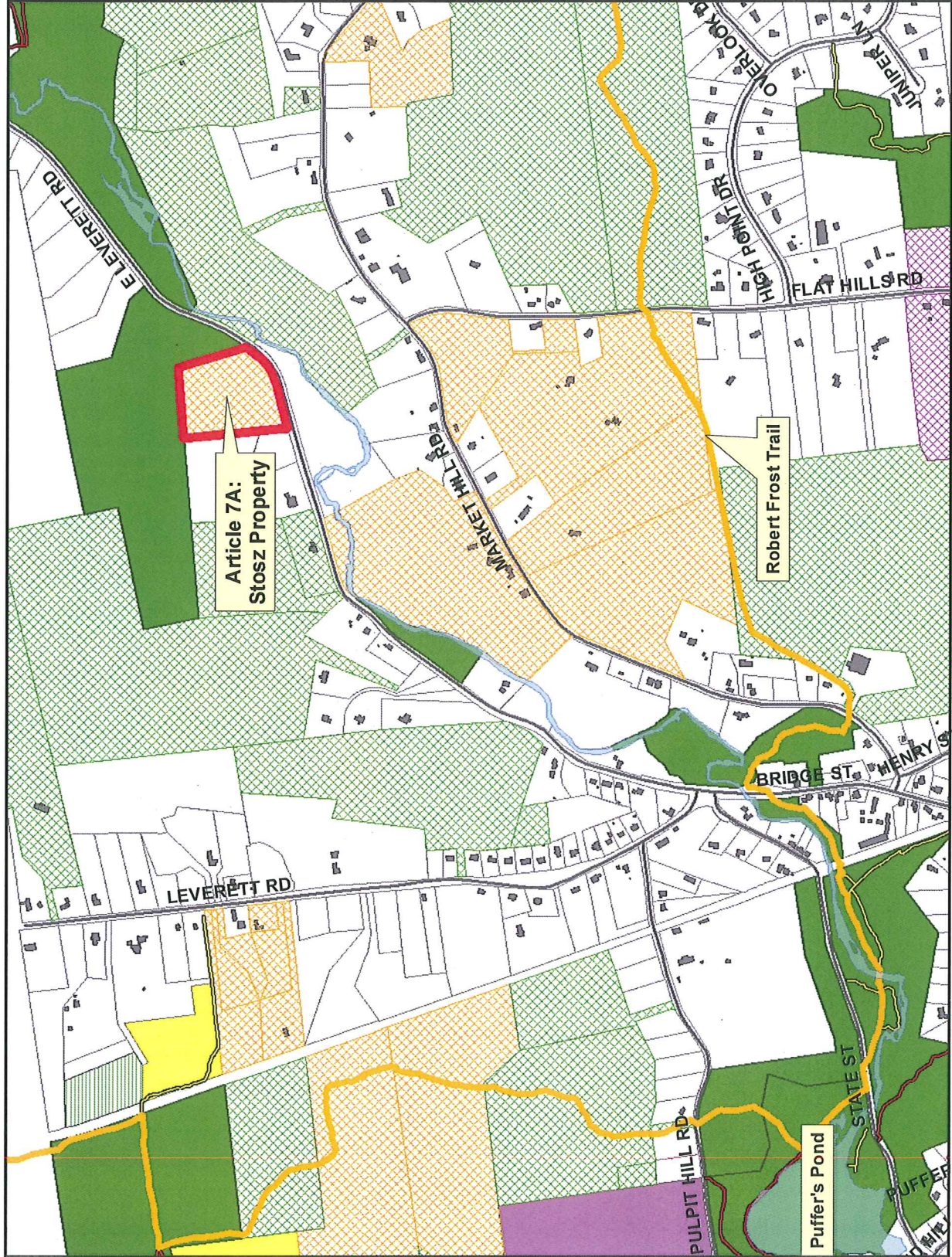
Town of Amherst



www.amherstma.gov

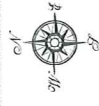
Protected Open Space

- Cushman Brook/Puffer's Pond
- Project Area
- Stosz Property
- Permanently Protected Lands
- Town Conservation Areas
- Conservation Restrictions
- Private Land Trusts
- Recreation Areas & Schools
- Partially Protected Lands
- Chapter 61A (Agriculture)
- Chapter 61B (Recreation)
- Major Trails
- Robert Frost Trail
- Local and Literary Trails
- Literary Trail
- Local Trail



Land protection status based upon Town of Amherst
Tax Assessor's Database as of January 2010.

This map was prepared by the Town of Amherst, Massachusetts, using data from the Massachusetts Department of Transportation (MassDOT) and the Massachusetts Department of Environmental Protection (MassDEP). The map is for informational purposes only and does not constitute a legal document. The map is not to be used for any other purpose without the express written consent of the Town of Amherst.



0 600 1,200 Feet

1 inch = 600 feet



**Special Town Meeting
Fall 2010
Article 7A
CPA-Stosz Property**

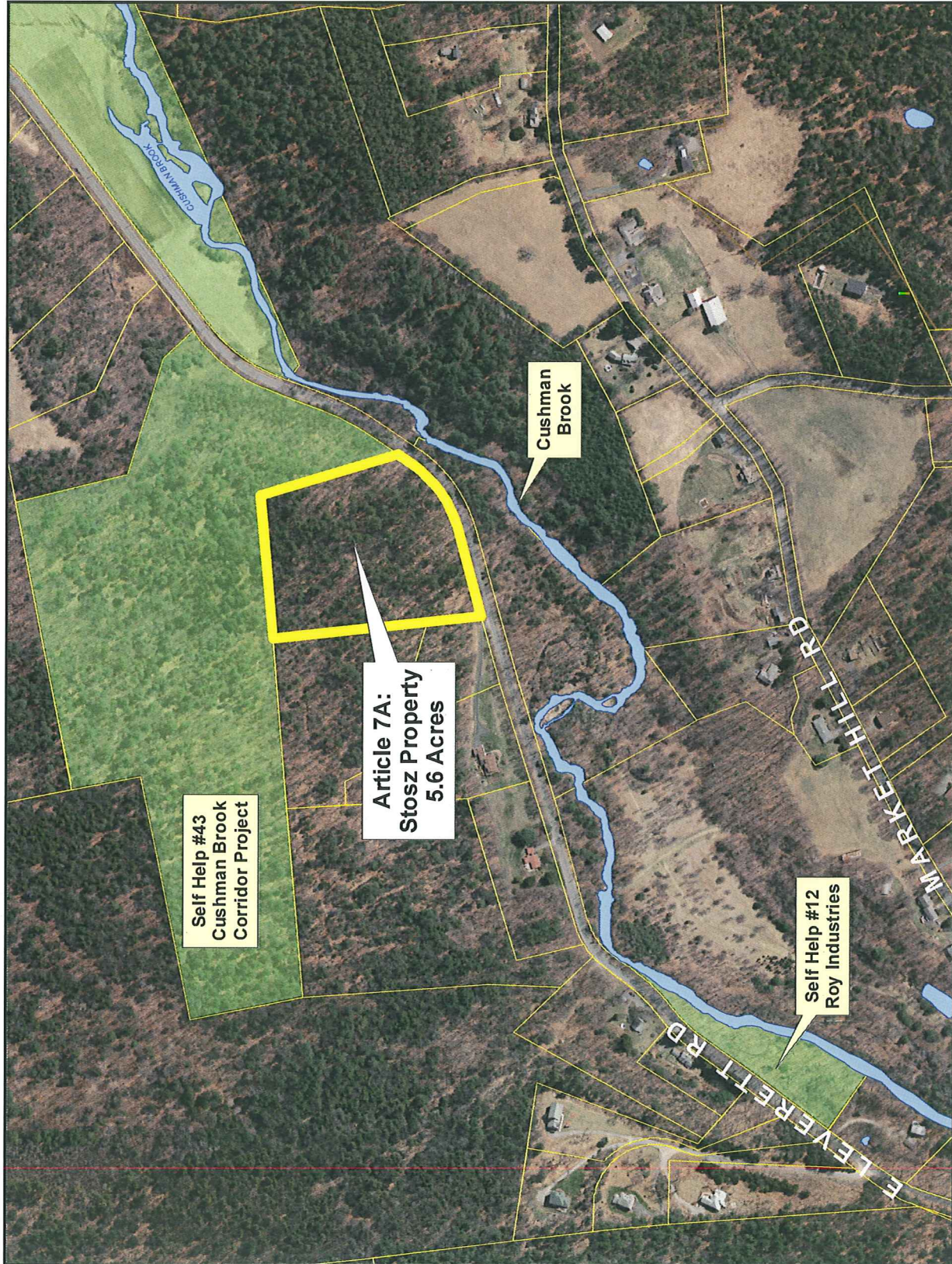
Town of Amherst



www.amherstma.gov

General Basemap

- Project Area**
 Stosz Property
Permanently Protected Lands
 Town-owned Conservation Lands



Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet

Planimetric base map features compiled at 1"=40' and 1"=100' scale from April 1, 1999 Aerial Photography, Aerial Photography, April, 2004.

Vertical datum: "mean sea level" methodology to match base map and existing topographic maps.

Property lines are not for conveyance purposes.

The Town of Amherst and its mapping contractors assume no legal responsibility for the information contained herein.